004.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,800 / 907,800
					USE VALUE:	907,800 / 907,800
					ASSESSED:	907,800 / 907,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUTO EDWARD J
Owner 2:	
Owner 3:	
Street 1:	25 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUTO EDUARDO B & GEORGINA -
Owner 2:	-
Street 1:	25 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,890 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2623 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4890.000	449,300	5,100	453,400	907,800
Total Card	0.112	449,300	5,100	453,400	907,800
Total Parcel	0.112	449,300	5,100	453,400	907,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.15 | /Parcel: 346.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4006

GIS Ref

GIS Ref

Insp Date 11/04/17

!427!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,500	5100	4,890.	453,400	908,000	908,000	Year End Roll	12/18/2019
2019	104	FV	348,900	5100	4,890.	481,700	835,700	835,700	Year End Roll	1/3/2019
2018	104	FV	348,900	5100	4,890.	351,400	705,400	705,400	Year End Roll	12/20/2017
2017	104	FV	327,000	5100	4,890.	306,000	638,100	638,100	Year End Roll	1/3/2017
2016	104	FV	327,000	5100	4,890.	260,700	592,800	592,800	Year End	1/4/2016
2015	104	FV	291,200	5100	4,890.	255,000	551,300	551,300	Year End Roll	12/11/2014
2014	104	FV	291,200	5100	4,890.	209,700	506,000	506,000	Year End Roll	12/16/2013
2013	104	FV	303,100	5100	4,890.	199,500	507,700	507,700		12/13/2012

PRINT

Date	Time
12/10/20	16:13:48

LAST REV

Date	Time
07/09/18	15:19:55

mmcmakin

427

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUTO EDUARDO B	45422-348		6/20/2005	Family	1	No	No		Eduardo B Couto dod 6/29/2016
	13022-561		7/23/1976		48,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2009	1077	Manual	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
10/21/2017	Info At Door	HS	Hanne S
2/3/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4890		Sq. Ft.	Site		0	80.	1.16	1									453,362						453,400	

Total AC/HA: 0.11226 | Total SF/SM: 4890 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,362 | Spl Credit | Total: 453,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	red		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07839656
Const Adj.:	0.98000199
Adj $ / SQ:	179.661
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651166
Depreciation:	201861
Depreciated Total:	449305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

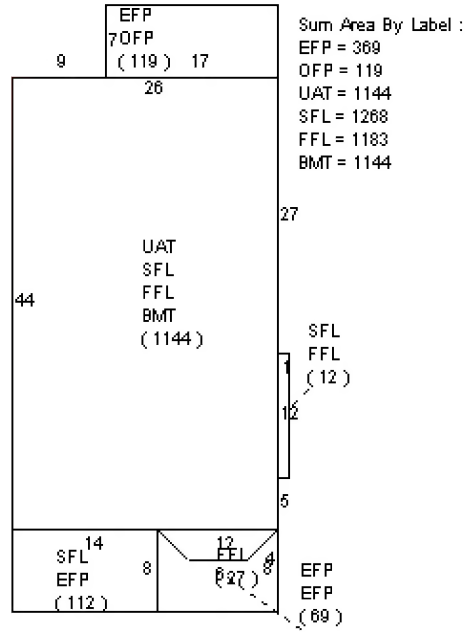
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.66
Special Features:	0	Val/Su Net:	102.84
Final Total:	449300	Val/Su SzAd	183.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	179.660	227,810
FFL	First Floor	1,183	179.660	212,539
BMT	Basement	1,144	53.900	61,660
EFP	Enclos Porch	369	33.910	12,513
UAT	Upper Attic	286	104.200	29,802
OFP	Open Porch	119	29.760	3,541

Net Sketched Area:	4,369			Total:	547,865
Size Ad	2451	Gross Are	5227	FinArea	2623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1926	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100